

TITLE CERTIFICATE



F. M. JARADI(Advocate)

Address : E-112, Third Floor, Metro Politon
Megistrate Court, Gheekanta, Ahmedabad.
Mo. No. +91 97278 40880

TITLE CERTIFICATE & REPORT

To,

AURA CONSTRUCTION a Partnership firm

11, Hariom Villa Bungalows, Opp. Devnandan
Park, B/h. B.A.P.S. Mandir, New India Colony,
Nava Nikol, Ahmedabad- 382350.



Ref : IN THE MATTER OF INVESTIGATION of title to the non-
agriculture land bearing **a)** Survey No. 7/2 admeasuring
506 sq.mtrs. & **b)** Survey No. 5 admeasuring 5059 sq.mtrs.
totally admeasuring 5565 sq.mtrs. include into Town
Planning Scheme No. 75 (Chandkheda) and allotted land
bearing Final Plot No. 6+10 admeasuring 3339 Sq.Mtrs.
situate, lying and being at Mouje - Chandkheda, Taluka -
Sabarmati in the District of Ahmedabad and Registration
Sub-District of Ahmedabad - 13 (Sabarmati) belonging to
AURA CONSTRUCTION a Partnership firm.

We refer to your instructions to give opinion on title to the
captioned land, by taking necessary searches from the revenue and
Sub-Registry records for a period of last about Thirty years. We have
caused necessary searches to be taken accordingly through our search
clerk. We have taken root of title commencing from about last Thirty
years from now. Our report on title and opinion thereof is as stated
hereafter. For detailed facts and particulars reference may be taken
from the documents, papers, writings and the records referred to herein
below.



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- 1) Originally, the land of a) Survey No. 5 admeasuring 4957 sq.mtrs. & b) Survey No. 7/2 admeasuring 506 sq.mtrs. of mouje - Chandkheda were owned, occupied and possessed by Maganbhai Chuthabhai, prior to the year 1927.
- 2) Thereafter, the Bombay provisions of the Fragmentation and Consolidation of Holdings Act, 1947 made applicable to the said land and accordingly, the land of Survey No. 5 & 7 /2 were declared as " FRAGMENT LAND " and entry to that effect was mutated in the revenue record vide Mutation Entry No. 3020 dated 25-04-1951, which was certified by the competent authority.
- 3) Thereafter, the owner of the said land namely Maganbhai Chunthabhai had died intestate on 02-11-1966 and his son namely Marghabhai Maganbhai had died intestate in the year of 1956 or thereabout leaving behind them their legal heir as Harkhaben Maganbhai, Surajben Maganbhai, Kankuben Wd/o. Marghabhai Maganbhai, Naranbhai Marghabhai, Gangaben Marghabhai, Kashiben Marghabhai and hence their names were brought on the revenue record upon hereditary rights and entry to that effect was mutated in the revenue record vide Mutation Entry No. 4347, dated 31-03-1967, which was certified by the competent authority.
- 4) Thereafter, the co-owners of the said land namely Harkhaben Maganbhai, Surajben Maganbhai, Kankuben Wd/o. Marghabhai Maganbhai, Gangaben Marghabhai, Kashiben Marghabhai have



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voluntarily waived and relinquished their share persisting in the said land in favour of Naranbhai Marghabhai and hence their names have been deleted from the revenue record of the said land and entry to that effect was mutated in the revenue record vide Mutation Entry No. 4348 dated 31-03-1967, which was certified by the competent authority on 09-05-1967.

- 5) Thereafter, the owners of the said land had entered into family partition of the land in question together with land of other survey numbers during survival and by virtue of the said family partition, the land in question came to the share of Minor Ramanbhai Naranbhai through his natural guardian Naranbhai and entry to that effect was entered in the revenue record by mutation entry No. 4690 dated 22-12-1971 which was duly certified by the competent authority on 18-02-1972.
- 6) That, the land in question were covered within the distance of 2 miles from the limit of Ahmedabad from the Ahmedabad Municipal corporation and hence the said land was exempted from the effect of the Bombay Prevention of Fragmentation and Colsolidation of holding act 1947 and hence the Collector Gandhinagar passed order bearing No. C.B / LAND / VASHI / 705 Dated : 16-06-1971 and directed to delete the mutation entry No. 3020 land and entry to that effect was mutated in the revenue record by mutation entry No. 4766 dated 14-3-1974 which was certified by the competent authority.





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- 7) Thereafter, the owner of the said land namely Ramanbhai Naranbhai Patel had obtained loan from Dena Bank, Chandkheda Branch on the said land together with other lands and hence, the charge of the said bank was created in the other rights of the revenue record of the said land together with other lands and entry to that effect was mutated in the other rights of revenue record of the said land vide Mutation Entry No. 6105 dated 24-08-1992, which was certified by the competent authority.
- 8) Thereafter, the owner of the said land namely Ramanbhai Naranbhai had repaid the loan from Dena Bank, Chandkheda Branch and hence charge of the said bank was deleted from the other rights of revenue record of the said land as per charge release certificate dated 03-04-1998 issued by the said bank and entry to that effect was mutated in the other rights of revenue record vide Mutation Entry No. 6816 dated 18-04-1998. which was certified by competent authority on 28-05-1998.
- 9) That, the Joint Secretary to the State of Gujarat in the Revenue Department, Sachivalay, Gandhingar passed order bearing No. G.H.M. / 2008 / 2M / PFR . 392008 - 35 - L1 dated 17-01-2008 inter alia directing to transfer all survey numbers and revenue record of Village Chandkheda in Daskroi Taluka of District Ahmedabad and entry to that effect was mutated in the revenue record vide Mutation Entry No. 8821, dated : 08-02-2008, which was certified by the competent authority.





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- 10) That, the Revenue area of Chandkheda Municipality was included in Ahmedabad district by the District Collector Ahmedabad vide order bearing No. C.B. / L.N.D. - 2 / C - 4019 / 08 Dated : 30-1-2008 and hence all the survey numbers of village Motera was included in Dascroi taluka and entry to that effect was entered in the revenue record of the said land vide mutation entry No. 8822 dtd. 08-02-2008, which was duly certified by the competent authority on 08-02-2008.
- 11) That, the context of the standing instructions issued by the Government, at present, upon conducting the process of Promulgation of computerized record, on ascertaining the village record from manuscript and computerized 7/12 and village form No. 6, the mistakes were noticed and hence, the Mamlatdar Daskroi passed order bearing No. R.T.S./ Record Promulgation / 08 dated -11-2008 for rectification the errors and entry to that effect was entered in the revenue record of the said land vide mutation entry No. 9068 dtd. 03-01-2009, which was duly certified by the competent authority on 22-04-2009.
- 12) That, the reconstitution of Ahmedabad City and Daskroi Taluka of Ahmedabad District by Resolution No. PFR / 102011 / 275 / L / 1 dated 17-03-2012, two different Taluka of Ahmedabad Taluka are formed as Ahmedabad (East) and Ahmedabad (West) and accordingly, Chandkheda Village was covered within the Taluka Boundaries of Ahmedabad City (West) and entry to that effect was entered in the revenue record of the said land vide mutation



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entry No. 10761 dtd. 03-05-2012, which was duly certified by the competent authority on 05-05-2012.

- 13) Thereafter, the provisions of Gujarat Town Planning and Urban Development Act, 1976 were made applicable to the land in question and the land in question was merged in Town Planning Scheme No. 75 (Chandkheda) and land bearing a) Survey No. 5 was given Final Plot No. 6 and its area is fixed to the extent of 2974 sq. mtrs. & b) Survey No. 7/2 was given Final Plot No. 10 and its area is fixed to the extent of 304 sq. mtrs. and Form No. F was issued in accordance with the provision of Rule 21 and 35 of the Rules made under the said Act.
- 14) Thereafter The Owner of said land namely Ramanbhai Naranbhai Patel had submitted an application to District Collector, Ahmedabad for obtaining non-agricultural use permission and consideration of said application the District Collector, Ahmedabad passed order bearing No. CB / LAND-1 / NA / SR-1407 / 2018 / FMPS NO. 413962 dated : 21-12-2018 and granted non-agricultural use permission to the said land for multipurpose in accordance with THE PROVISION OF SECTION - 65, 66 AND 67 OF LAND REVENUE CODE - 1879 AND THE PROVISIONS OF RULES - 100, 101 OF THE GUJARAT LAND REVENUE RULES - 1972 and entry to that effect was entered in the revenue record vide mutation entry No. 13447 dated 11-02-2019 which was certified by competent authority on 25-03-2019.





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- 15) That City Mamlatdar, Sabarmati, Ahmedabad passed an order bearing No. SABARMATI / RTS / SUDHARA HUKAM / CHANDKHEDA / S.R. - 36 / 2020 / VASHI - 832 / 2020, dated : 24-06-2020 interalia directing to rectify area of Survey No. 5 admeasuring 5059 sq.mtrs. instead of 4957 sq.mtrs. on conditions mention in said order and entry to that effect was entered in the revenue record vide mutation entry No. 13993 dated 02-07-2020 which was certified by competent authority on 06-08-2020.
- 16) That, Town Planning Scheme No. 75 (Chandkheda) Government The TP scheme preliminary has been implemented by the Notification dated 19/06/2018 of the Urban Development Department. In the TP scheme, Final Plot No. 74 of Revenue Survey No. 9/1, 9/2, 8/4 and 5 of Chandkheda has an area of 22227 sq.mtrs. (Purpose : For housing of people from socially and economically weaker sections) has been designated as a reserve plot for public purpose use to the aggregate authority. The estate officer, Ahmedabad Municipal Corporation, Ahmedabad vide letter no. 7/391 dated 06/09/2021 to record the aggregate authority Ahmedabad Municipal Corporation along with certified copy of Part Plan, F Form and TP Scheme Notification and copy of Collector's letter dated 03/10/2018 from Collector, Ahmedabad and recorded in second right on the basis of letter and entry to that effect was entered in the revenue record vide mutation entry No. 14569 dated 30-10-2021 which was certified by competent authority on 04-01-2022.



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- 17) That, the Madhuben Naranbhai Patel W/o. Jayantilal Patel, Kantaben Naranbhai Patel W/o. Jayantibhai Patel & Shantaben Naranbhai Patel W/o. Nandubhai Patel had executed Declaration-Cum-Confirmation registered with the Office of the Sub –Registrar of Assurance at Ahmedabad- 2 (Vadaj) under Sr. No. 26671 dated 18-12-2023 and confirmed all mutation entry and they have voluntarily waived and relinquished their share persisting in the said land in favour of Ramanbhai Naranbhai.
- 18) Thereafter the owners of the said land namely Ramanlal Naranbhai had sold and conveyed non-agriculture land bearing a) Survey No. 7/2 admeasuring 506 sq.mtrs. & b) Survey No. 5 admeasuring 5059 sq.mtrs. totally admeasuring 5565 sq.mtrs. include into Town Planning Scheme No. 75 (Chandkheda) and allotted land bearing Final Plot No. 6+10 admeasuring 3339 Sq.Mtrs. to **AURA CONSTRUCTION a Partnership firm** by Sale Deed registered in the office in Sub-Registrar of the Assurances at Ahmedabad - 13 (Sabarmati) under Serial No. 392 dated 16-01-2024 and entry to that effect was entered in the revenue record vide mutation entry No. 15580 dated 01-02-2024 which was certified by competent authority on 16-03-2024.
- 19) We have furnished with records of rights [Gam Namuna No. 7-12, Gam Namuna No. 6 (A)] showing the above referred land is held by you as owners.
- 20) The report is not complete reports of the entire revenue records and records of the Sub-Registrar, Report refers to records relevant





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to understand the devolution of title, to ascertain, If any charge of encumbrance is subsisting and / or continuing in the records for details, facts and particulars, relevant documents, papers, writings and records to be referred.

- 21) This report on title is based on the revenue record given by you and available (Index-II) only of Sub-Registrar, Ahmedabad.
- 22) This report is merely and opinion of the undersigned and not at all conclusive proof or evidence of title and shall not be used as an evidence or proof, if any proceedings or collateral proceedings in court and / or before government of Semi-Government officer. Also for the negligency of lackness in the word of searches, the undersigned shall not be a held responsible in any case.
- 23) As informed to us, the said land has not been given in security nor created any charge or encumbrance of any nature whatsoever thereon, nor the said land is subject matter of any pending prodeedings, nor any order, decree, attachement or any order of any court or authority is operating against the said land adversely affecting the titles.

UNDER THE CIRUMSTANCES, We hereby certify that in respect to non-agriculture land bearing **a)** Survey No. 7/2 admeasuring 506 sq.mtrs. & **b)** Survey No. 5 admeasuring 5059 sq.mtrs. totally admeasuring 5565 sq.mtrs. include into Town Planning Scheme No. 75 (Chandkheda) and allotted land bearing Final Plot No. 6+10 admeasuring



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3339 Sq.Mtrs. situate, lying and being at Mouje - Chandkheda, Taluka - Sabarmati in the District of Ahmedabad and Registration Sub-District of Ahmedabad - 13 (Sabarmati) belonging to **AURA CONSTRUCTION a Partnership firm** and the title is clear and marketable and free from all encumbrances and attachments or any kind of encumbrances without any reasonable doubts and charges, subject to....

1. Usual Declaration on title being made at the time of Transfer & fulfillment of the conditions laid down in N. A. Order and revisions made thereof, if any.
2. Laws Applicable and in force to effect legally and properly regarding sale, transfer, or any other transaction with respect to the said land / property / project / units.

Place : Ahmedabad.

Date : 17-04-2025

Foolprakash Maganlal Jaradi, Advocate

Enrolment No. G / 1110 / 2005.



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TITLE CERTIFICATE

Ref : N THE MATTER OF INVESTIGATION of title to the non-agriculture land bearing **a)** Survey No. 7/2 admeasuring 506 sq.mtrs. & **b)** Survey No. 5 admeasuring 5059 sq.mtrs. totally admeasuring 5565 sq.mtrs. include into Town Planning Scheme No. 75 (Chandkheda) and allotted land bearing Final Plot No. 6+10 admeasuring 3339 Sq.Mtrs. situate, lying and being at Mouje - Chandkheda, Taluka - Sabarmati in the District of Ahmedabad and Registration Sub-District of Ahmedabad - 13 (Sabarmati) belonging to **AURA CONSTRUCTION a Partnership firm.**

Under the instruction of my client I have investigated the title of above mentioned land and Search taken by our office clerk and he has taken last 30 years search of revenue record and sub registrar record index - II register of Ahmedabad-2 (Vadaj) & Ahmedabad-13 (Sabarmati), Some of Sub-registrar record damages or not available.

I have investigated the title of non-agriculture land bearing **a)** Survey No. 7/2 admeasuring 506 sq.mtrs. & **b)** Survey No. 5 admeasuring 5059 sq.mtrs. totally admeasuring 5565 sq.mtrs. include into Town Planning Scheme No. 75 (Chandkheda) and allotted land bearing Final Plot No. 6+10 admeasuring 3339 Sq.Mtrs. situate, lying and being at Mouje - Chandkheda, Taluka - Sabarmati in the District of Ahmedabad and Registration Sub-District of Ahmedabad - 13 (Sabarmati) belonging to **AURA CONSTRUCTION a Partnership firm** and more particularly described in the schedule and I certify that the titles of this land is clear, marketable and free from any charges encumbrances and also free from reasonable doubts subject to.

1. Usual Declaration on title being made at the time of Transfer & fulfillment of the conditions laid down in N. A. Order and revisions made thereof, if any.

Place : Ahmedabad.

Date : 17/4/2025

Foolprakash Maganlal Jaradi, Advocate

Enrolment No. G / 1110 / 2005.



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NON - ENCUMBRANCE CERTIFICATE

AURA CONSTRUCTION a Partnership firm

11, Hariom Villa Bungalows, Opp. Devnandan
Park, B/h. B.A.P.S. Mandir, New India Colony,
Nava Nikol, Ahmedabad- 382350.

This is to certify that the scheme of Residential units known as "**MADHURAM AURA**" situated non-agriculture land bearing a) Survey No. 7/2 admeasuring 506 sq.mtrs. & b) Survey No. 5 admeasuring 5059 sq.mtrs. totally admeasuring 5565 sq.mtrs. include into Town Planning Scheme No. 75 (Chandkheda) and allotted land bearing Final Plot No. 6+10 admeasuring 3339 Sq.Mtrs. situate, lying and being at Mouje - Chandkheda, Taluka - Sabarmati in the District of Ahmedabad and Registration Sub-District of Ahmedabad - 13 (Sabarmati) in the State of Gujarat and further it is developed by **AURA CONSTRUCTION a Partnership firm**.

Pursuant of scrutiny of records of said land we have not found of any charge created on said land by **AURA CONSTRUCTION a Partnership firm** and land owner / developer has not borrowed loan against charge of said entire land and / or construction / project standing thereon with any bank, company or financial institution and land is having clear and marketable title as per Title Certificate & encumbrance free.

This is further stated that it is not a Title Certificate and hereby certify I have issued this Certificate only on the basis of available records of land in question.

Place : Ahmedabad.

Date : 17/4/2025

Foolprakash Maganlal Jaradi, Advocate

Enrolment No. G / 1110 / 2005.

Note :- This Certificate is issued on the basis of Search Report obtained from Sub - Registrar Office and This Certificate does not contains units sold or agreed to sell by above said firm and bankers of the such allottee members.

